

**MIDDLETOWN PLANNING AND ZONING COMMISSION**

**EXCERPT OF APRIL 22, 2020 PUBLIC HEARING**

Commissioner Pattavina: 5.2 Continuation of public hearing of a petition for text amendment to Section 61 and 40 to modify language related to prohibited uses, rooming housing and clinics in the Middletown Zoning Code.  
Applicant/Agent City of Middletown PCD Department Z2020-2

Marek Kozikowski: So this is a continuation of the public hearing that was opened on March 11th in the Council Chambers. The commissioners asked for two items to be addressed and the public hearing was tabled so I could have an opportunity to address them. First one that was requested was a map showing where the eligible properties would be for the substance abuse, mental health floating zone. So in my staff comments \_\_\_\_\_ included. It's on the website - I can - let me see if I can share it with you guys right quick. There you go - um, this is a map of primarily downtown. The floating zone within the regulations section 39C-2 shows that properties will be applicable to the approved for rezoning to this floating zone and the five locations are this area along Washington Street, this section along South Main Street, this section of Main Street Extension, I think it goes right to about here, this section of Silver Street and this section of Saybrook Road. These \_\_\_\_\_ properties are primarily in Business and we have a few zones mostly B2, B3 and \_\_\_\_\_ TD zones. There may be a residential zone here and there if the property has frontage with it on these roads specified in the regulations. There are residential zones that abut properties eligible for the SMH floating zone. But this is where it's eligible. As you can see it's primarily focused not directly in downtown but along the major corridors that extend out from downtown. The second issue that was raised I think it was having to do with the parking demand of urban living units. In my proposal there was an administrative clerical amendment to the parking demand for urban \_\_\_\_\_ and that's relating to crossing out \_\_\_\_\_ cross out a category of rooming houses. A concern with me about kind of the amount of parking required for these units. At this time staff is not any proposing any changes to that type of demand. In doing so in the change to that requirement would require some significant analysis and analysis on the impact of what it would do to our downtown and I'm happy to look at that but I would like to do that within the context of a parking study within itself and not in an application relating to rooming houses and mental health clinics and \_\_\_\_\_ clinics. So we can address that at a different time maybe some time after the \_\_\_\_\_ use is adopted. Those were the two outstanding conditions I'd be happy to address any questions from the commission.

Commissioner Pattavina: Catherine wrote a comment.

Commissioner Johnson: Yeah Marek I think the map needs some correction. You included Indian Hill Cemetery. I don't know if that's eligible. And you included the water of \_\_\_\_ Pond along South Main.

Marek Kozikowski: The reason why I did that was because the regulations that \_\_\_\_\_ the property has frontage along these roads and these are the parcels that have frontage along these roads \_\_\_\_ so that's why they were included. Whether - you know - whether the commission would approve a rezoning of the pond or the cemetery to one of these clinics in the floating zone \_\_\_\_ would allow one of these clinics I guess that's up to the commission, but although highly unlikely it did meet the parameters of eligible properties.

Chairman Devoto: Are there any members of the public who wish to speak to this application?

Chairman Devoto: I see no hands raised and if you want at this time unmute yourself and speak please do so now. Are there any questions from commissioners to Marek about the proposed text change? Seeing none I'll call for a, I'll entertain a motion to close the public hearing.

Commissioner Atherton: Kellin Atherton moves to close.

Commissioner Fulton: \_\_\_\_ seconds.

Chairman Devoto: So did you get that Marek? I think it was Commissioner Atherton moved to make a motion and \_\_\_\_ seconded.

Unknown: Commissioner Fulton.

Commissioner Fulton: Commisisoner Fulton.

Chairman Devoto: Oh Fulton sorry right. Your voices sound similar (*laughter*). Call for a vote. Maybe it's my computer speaker. Call for a vote on a motion to close the public hearing. Marek can you do the roll call vote?

Marek Kozikowski: Sure. Chairman Devoto?

Chairman Devoto: Aye.

Marek Kozikowski: Commissioner Fazzino?

Commissioner Fazzino: Yes. Aye.

Marek Kozikowski: Commissioner Pattavina?

Commissioner Pattavina: Aye.

Marek Kozikowski: Commissioner Pelletier?

Commissioner Pelletier: Aye.

Marek Kozikowski: Commissioner Johnson?

Commissioner Johnson: Aye.

Marek Kozikowski: Commissioner Atherton?

Commissioner Atherton: Aye.

Marek Kozikowski: Commissioner Fulton?

Commissioner Fulton: Aye.

Chairman Devoto: I'll entertain a motion on the application to change the - to make a text change.

Commissioner Pelletier: Richard Pelletier - so moved.

Commissioner Atherton: Kellin Atherton seconds.

Chairman Devoto: Is there any discussion on the motion for a text - zoning code text change? Seeing none I'll ask Marek to do a roll call vote again.

Marek Kozikowski: I just want to make a clarification on the motion it's a motion to approve the \_\_\_\_.

Chairman Devoto: That's my understanding.

Marek Kozikowski: Alright. OK. Chairman Devoto?

Chairman Devoto: Aye.

Marek Kozikowski: Commissioner Fazzino?

Commissioner Fazzino: Aye.

Marek Kozikowski: Commissioner Pattavina?

Commissioner Pattavina: Aye.

Marek Kozikowski: Commissioner Pelletier?

Commissioner Pelletier: Aye.

Marek Kozikowski: Commissioner Johnson?

Commissioner Johnson: Aye.

Marek Kozikowski: Commissioner Atherton?

Commissioner Atherton: Aye.

Marek Kozikowski: Commissioner Fulton?

Commissioner Fulton: Aye.

Marek Kozikowski: Thank you.